| 170.0 | 0006 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,170,200 / 1,170,200 |
| | | | | | USE VALUE: | 1,170,200 / 1,170,200 |
| | | | | | ASSESSED: | 1,170,200 / 1,170,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 4 | | WOLLASTON AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PRUD`HOMMEAUX MARC & EMILY T/ T |
| Owner 2: | EMILY T PRUD`HOMMEAUX TRUST |
| Owner 3: | MARC W PRUD'HOMMEAUX REVOCAB |
| Street 1: | 4 WOLLASTON AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PRUD`HOMMEAUX MARC & EMILY T - |
| Owner 2: | - |
| Street 1: | 4 WOLLASTON AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 8,004 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Stucco Exterior and 3064 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8004.000 | 708,100 | | 462,100 | 1,170,200 |
| Total Card | 0.184 | 708,100 | | 462,100 | 1,170,200 |
| Total Parcel | 0.184 | 708,100 | | 462,100 | 1,170,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.92 | /Parcel: 381.9

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 112924 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 08/25/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 170.0-0006-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 707,900 | 0 | 8,004. | 462,100 | 1,170,000 | 1,170,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 676,700 | 0 | 8,004. | 462,100 | 1,138,800 | 1,138,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 676,700 | 0 | 8,004. | 409,300 | 1,086,000 | 1,086,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 676,700 | 0 | 8,004. | 343,300 | 1,020,000 | 1,020,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 676,700 | 0 | 8,004. | 343,300 | 1,020,000 | 1,020,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 593,900 | 0 | 8,004. | 297,100 | 891,000 | 891,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 593,900 | 0 | 8,004. | 287,200 | 881,100 | 881,100 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 593,900 | 0 | 8,004. | 273,300 | 867,200 | 867,200 | | 12/13/2012 |

!13165!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:09:44 |

**LAST REV**

| Date | Time |
|---|---|
| 09/03/20 | 15:52:28 |
| mmcmakin | |
| 13165 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 112924 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PRUD`HOMMEAUX M | 75306-386 | 1 | 8/5/2020 | Convenience | 1 | No | No | | |
| SEAVER PROPERTI | 71557-271 | 1 | 8/30/2018 | | 1,150,000 | No | No | | |
| FERRIE GAY/TRUS | 70592-381 | | 2/2/2018 | Change>Sale | 850,000 | No | No | | |
| FERRIE GAY/TRUS | 68019-352 | | 9/15/2016 | Convenience | 1 | No | No | | |
| SPENCER BRADFOR | 33820-343 | | 10/12/2001 | | 695,000 | No | No | | John C Ferrie d.o.d. 2/5/2014 bk 68019 pg 345 |
| GROSS JOAN C | 26269-402 | | 4/29/1996 | | 337,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/1/2018 | 114 | Inter Fi | 25,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/29/2019 | SQ Returned | MM | Mary M |
| 8/25/2018 | MEAS&NOTICE | HS | Hanne S |
| 12/5/2008 | Measured | 336 | PATRIOT |
| 1/22/2002 | MLS | MM | Mary M |
| 12/21/1999 | Mailer Sent | | |
| 12/10/1999 | Measured | 263 | PATRIOT |
| 12/1/1981 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8004 | | Sq. Ft. | Site | | 0 | 70. | 0.82 | 8 | | | | | | | | | 462,085 | | | | | | 462,100 | |

Total AC/HA: 0.18375 | Total SF/SM: 8004 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,085 | Spl Credit | Total: 462,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 97 - Tudor | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | 8 - Brick Veneer | 50 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | RED/WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.03489733 |
| Const Adj.: | 1.01489842 |
| Adj $ / SQ: | 131.289 |
| Other Features: | 139000 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 869873 |
| Depreciation: | 161796 |
| Depreciated Total: | 708076 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 5 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 5 | |
| Totals | | | |
| 1 | 9 | 5 | |

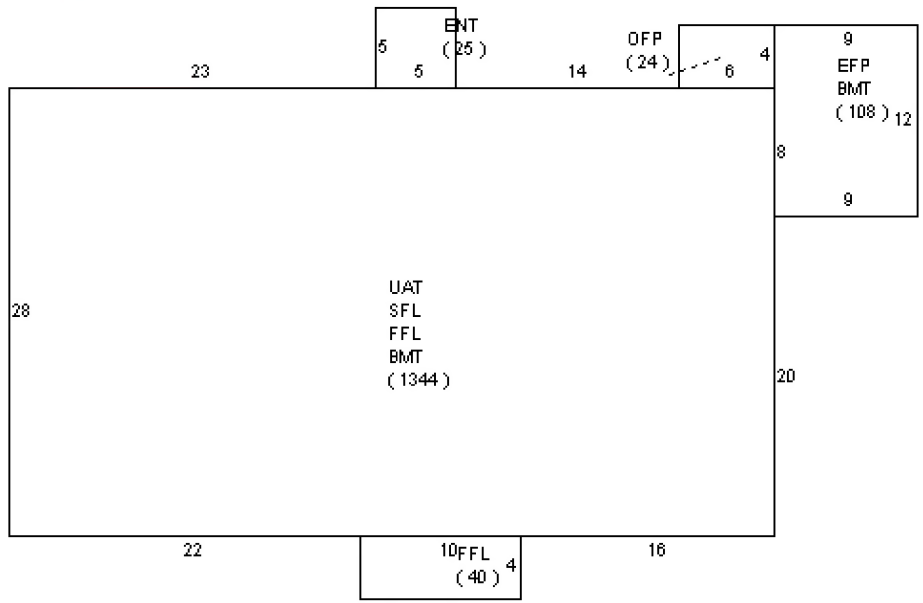
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 191.68 |
| Special Features: | 0 | Val/Su Net: | 151.53 |
| Final Total: | 708100 | Val/Su SzAd | 259.57 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,452 | 39.390 | 57,190 |
| FFL | First Floor | 1,384 | 131.290 | 181,705 |
| SFL | Second Floor | 1,344 | 131.290 | 176,453 |
| UAT | Upper Attic | 336 | 101.090 | 33,967 |
| EFP | Enclos Porch | 108 | 53.210 | 5,747 |
| ENT | ENTRY | 25 | 26.790 | 670 |
| OFP | Open Porch | 24 | 44.660 | 1,072 |
| | Net Sketched Area: | 4,673 | Total: | 456,804 |
| Size Ad | 2728 | Gross Are | 5681 | FinArea 3064 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

170.0-0006-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|